



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
AUGUST 28, 2007
DRAFT**

MEMBERS PRESENT

Dorothy Carrier, Chair
Joanne Rogers, Vice Chair
John Papacosma
Kenneth Cichon
Robin Brooks

MEMBERS ABSENT

STAFF PRESENT

Jay Chace, Planner
Marsha Hinton, Recording Secretary

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by Ms. Carrier, Chair.

Ms. Carrier, Chair, read the agenda and explained the hearing process, procedures for Planning Board meetings, and reviewed the site visits held on August 13, 2007 attended by Ms. Carrier, Ms. Rogers, Mr. Papacosma, Mr. Brooks and Mr. Chace.

Minutes of July 18, 2007

Mr. Cichon pointed out a typographical error on page 3.

Ms. Rogers moved, seconded by Mr. Brooks to accept the minutes of July 18, 2007 corrected as follows: "Mr. Cichon moved, seconded by ~~Mr. Cichon~~ **Ms. Rogers** to find that based on the findings of the Planner's memo dated July 13, 2007, the applicant has met the standards §13.4.7 of the Basic Land Use..." Unanimous Approval

OLD BUSINESS

No old business.

NEW BUSINESS

ITEM 1

07-08-01 Walter A Leeman, Jr., Wharf Application Review, Commercial Fishing District, Tax Map 28-74, 39 Leeman Road, Orr's Island.

Mr. Leeman described the destruction of the existing wharf during the Patriots Day Storm and his proposal to reconstruct the wharf.

Mr. Chace stated this is the replacement of an existing wharf and therefore the review standards are Shoreland Zoning Ordinance § 15.3 and Basic Land Use Ordinance § 13.4.7.

The Planning Board discussed the criteria of Shoreland Zoning Ordinance § 15.3 and Basic Land Use Ordinance § 13.4.7.

Ms. Carrier, Chair opened the floor to members of the public who wished to comment on this agenda item.

An unidentified abutter spoke in support of Mr. Leeman's proposal.

There being no further comment from the members of the public present Mr. Carrier closed the public portion of the meeting.

Mr. Papacosma moved seconded by Ms. Rogers to approve the application of Walter A Leeman for reconstruction of a commercial fishing wharf in the Commercial Fishing District conditioned on the application meeting the requirements of the Floodplain Management Ordinance as stated in Article VI – Development Standards § P 2 c. Unanimous Approval

07-08-02 David M Duehring, Reconstruction of Non-Conforming Structure, Shoreland Residential District, Tax Map 53-66, 127 Wallace Shore Road, Harpswell.

Mr. Duehring describe the proposal to add additional decking and steps to the approved plan, explained the oversight with regard to the steps on the plan approved by the Planning Board on January 17, 2007, and the discovery that the original mean high water line measurement was incorrect.

The Planning Board discussed the steps, the 30 percent expansion of the shed to be removed, and the porch expansion.

Ms. Carrier, Chair, opened the floor to members of the public who wished to comment on this agenda item.

Ms. Betsy Alden, abutter, expressed her support for Mr. Duehring's proposal.

There being no further comment from the members of the public present Mr. Carrier closed the public portion of the meeting.

Ms. Rogers moved, seconded by Mr. Cichon, to find that the application meets the requirements of Shoreland Zoning Ordinance § 10.3.2 in that the proposal meets setbacks to the greatest practical extent. Unanimous Approval

Mr. Cichon stated that if the steps had been shown on the original site plan that Board would have felt it was a substantial improvement over the existing condition.

Ms. Rogers stated that her motion did include the steps as they were presented by the applicant.

The Planning Board discussed the standards of Basic Land Use Ordinance § 13.4.7.

Ms. Rogers moved, seconded by Mr. Papacosma that based on the findings, established as part of the record, in the Town of Harpswell Planner's memo dated August 8, 2007 that the application has met the requirements of § 13.4.7 of the Basic Land Use Ordinance. Unanimous Approval

OTHER BUSINESS

Consideration of Planning Board exercise of jurisdiction over applications(s) pursuant to Site Plan Review Ordinance § 16.4 and/or Shoreland Zoning Ordinance § 10.3.2.3.

ITEM 1

Catherine A Leonard, Tax Map 13 Lot 27, 120 Birchmere Lane, Harpswell

Mr. Chace described the proposal to replace the current camp with a new camp pointing out the areas that would remain non-conforming.

The Planning Board discussed inaccuracies in the application materials.

Ms Rogers moved, seconded by Mr. Papacosma to table the consideration of the exercise of jurisdiction with regard to the application of Catherine A Leonard until the next regular meeting of the Planning Board to allow time to obtain more accurate application materials. Unanimous Approval

Planners Updates

Mr. Chace presented a rough map showing the location of Planning Board and Board of Appeals application reviews.

Mr. Chace stated that the Selectmen have appointed an associate member to the Planning Board and that person will be participating after they are sworn in. Mr. Chace stated that there is another open alternate position on the Planning Board and encouraged citizens of Harpswell to apply.

Ms. Carrier informed the Planning Board that Jensen Baird is hosting a client seminar to be held on September 20, 2007, to review updates of current legal issues and new laws that have been enacted by the 123 Maine Legislature. Ms. Carrier recommended that any Planning Board member that wished to attend should contact the Planning Assistant to register.

There being no further business before the Board Ms. Rogers moved, seconded by Ms. Carrier to adjourn.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Marsha M. Hinton
Planning Assistant